

REQUEST	Current Zoning: R-4 (single-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.22 acres located on the west side of Park Road between Wyndcrofte Place and Hillside Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of an existing single family home site with up to 19 single family attached dwelling units at 8.56 dwelling units per acre near the Ashbrook Neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Estate of Eugene Roy Carpenter et al. and Margaret C. Smith Saussy Burbank, LLC Collin Brown & Bailey Patrick, Jr., K&L Gates LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and transportation issues.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Park Woodlawn Area Plan</i> recommendation for multi-family residential uses up to 17 dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject parcel is a large single family lot of over two acres on a segment of Park Road, a major thoroughfare, which is developed with a mixture of institutional, multi-family and single family residential uses. • The proposed residential density of 8.56 dwelling units per acre is significantly less than the 17 dwelling units proposed in the adopted area plan for the subject site and abutting properties. • Although the zoning district requested is UR-2 (urban residential) and the immediate area has been developed under more suburban districts, the wide side yards and rear yards abutting single family residential are sensitive to and compatible with the existing residential context. • The proposed 20-foot wide buffer will screen the development from the existing single family homes. • The UR-2 zoning district is necessary to accommodate a new east/west public street as well as the proposed development on this narrow and deep, 2.2-acre lot. • The new public street stubbing to the north and south of the property will provide an opportunity to expand the network of local streets in the area if the properties to the north or south redevelop in the future.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to 19 single family attached dwelling units at a maximum density of 8.56 dwelling units per acre.
 - Dedication of 50 feet of right-of-way measured from the centerline of Park Road.
 - 50-foot front setback measured from the future back-of-curb along Park Road.
 - Maximum building height of 50 feet and three stories.
 - Thirteen foot-planting strip and six-foot sidewalk will be installed along Park Road.
 - Access will be provided by a private and a public street.
 - New north and south public streets provide future connection to the adjoining properties.
 - 20-foot Class "C" buffer adjacent to existing single family homes.

- Freestanding lighting will be limited to 21 feet in height.
- Building elevations of the proposed structures are shown.
- Provides the following architectural treatments:
 - Residential units within 15 feet of the sidewalk will be raised from the average grade a minimum of 12 inches.
 - Pitched roofs if provided will have a 5 to 12 slope.
 - Usable porches if provided will be at least six feet in depth.
 - Garage doors will provide a setback of 12 to 24 inches from the front wall plane.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned R-4 (single family residential) and developed with a residential structure.
 - The surrounding properties are zoned R-4 (single family residential) and developed with single family homes, institutional use (senior living facility) or are vacant.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-004 proposed to rezone the subject site to UR-2(CD) to allow the development of 19 single family attached units. The Zoning Committee recommended approval of the petition; however, it was withdrawn by the petitioner prior to receiving a decision from the City Council.
 - Petition 2017-053 rezoned 0.86 acres south of the subject site at the intersection of Reece Road and Park Road to allow the development of six attached single family units and one single family detached unit.
- **Public Plans and Policies**
 - The *Park Woodlawn Area Plan (2013)* recommends moderate density residential uses (up to 17 dwelling units per acre) for the proposed site.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is along a major thoroughfare, and the approximated number of daily trips is not significant to the area traffic. CDOT continues to be concerned about the pedestrian access from on-street parking spaces along the site's northern boundary.
 - See Outstanding Issues, Notes 4 and 5.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on one single family dwelling unit).
 - Entitlement: 100 trips per day (based on eight single family dwelling units).
 - Proposed Zoning: 160 trips per day (based on 19 attached dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No on-street parking on roads less than 26 feet of clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate eight students, while the development allowed under the proposed zoning will produce one student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is not projected to increase the school utilization (without mobile classroom units) over current conditions, and utilization will remain as follows:
 - Selwyn Elementary at 181%;
 - Alexander Graham Middle at 112%; and
 - Myers Park High at 114%.
- **Charlotte Water:** The site has water system availability for the rezoning boundary via an existing six-inch water main located along Park Road. The site currently does not have sewer system availability. The closest available sewer main is approximately 100 feet north on Park Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right of way on any existing road (Park Road) and all newly created public streets without permission of the City Arborist's office. Contact Laurie Reid (704-336-5753) at the City Arborist's office with any questions. Note: plans submitted during the land development permitting process will not be approved until a permit for the removal of a right of way tree is obtained. The petitioner must submit a tree survey for all trees two-inches or larger located in the rights of way. In addition, the survey shall include all trees eight-inches or larger in the setback.

- **Erosion Control:** No issues.
- **Land Development:** No issues.
- **Storm Water Services:** No issues.
- **Urban Forestry:** No issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Park and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Extend proposed public street to the southern property line per the Subdivision Ordinance.
2. Enhance elevations for the corner unit that faces Park Road. Add notes and detail that gives the appearance of a front façade along Park Road.
3. Annotate building elevations with building materials and architectural features.

Transportation

4. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at two feet behind the back of sidewalk.
 5. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Park and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326